

A-6266 (Variance Request)

Reconfigure a pair of existing front steps that would encroach a maximum of twelve feet, six and one-half inches (12'-6 ½") forward of the twenty-five (25) foot front (Primrose Street) building restriction line.

Mr. & Mrs. Alex Sternhell
27 Primrose Street

**CHEVY CHASE VILLAGE
NOTICE OF PUBLIC HEARING**

Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11th day of February, 2013 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-6266
MR. & MRS. ALEX STERNHELL
27 PRIMROSE STREET
CHEVY CHASE, MARYLAND 20815**

The applicants seek a variance from the Board of Managers pursuant to Section 8-11 of the Chevy Chase Village Building Code to reconfigure a pair of existing front steps that would encroach a maximum of twelve feet, six and one-half inches (12'-6 ½") forward of the twenty-five (25) foot front (Primrose Street) building restriction line.

The Chevy Chase Village Code § 8-17 (c) states:

No structure or play equipment of any description shall be erected within twenty-five (25) feet of the front line of any lot.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at www.chevychasevillagemd.gov or you may contact the office for this information to be mailed to you.


This notice was mailed to abutting and confronting property owners on the 31st day of January, 2013.

**Chevy Chase Village Office
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
301-654-7300**

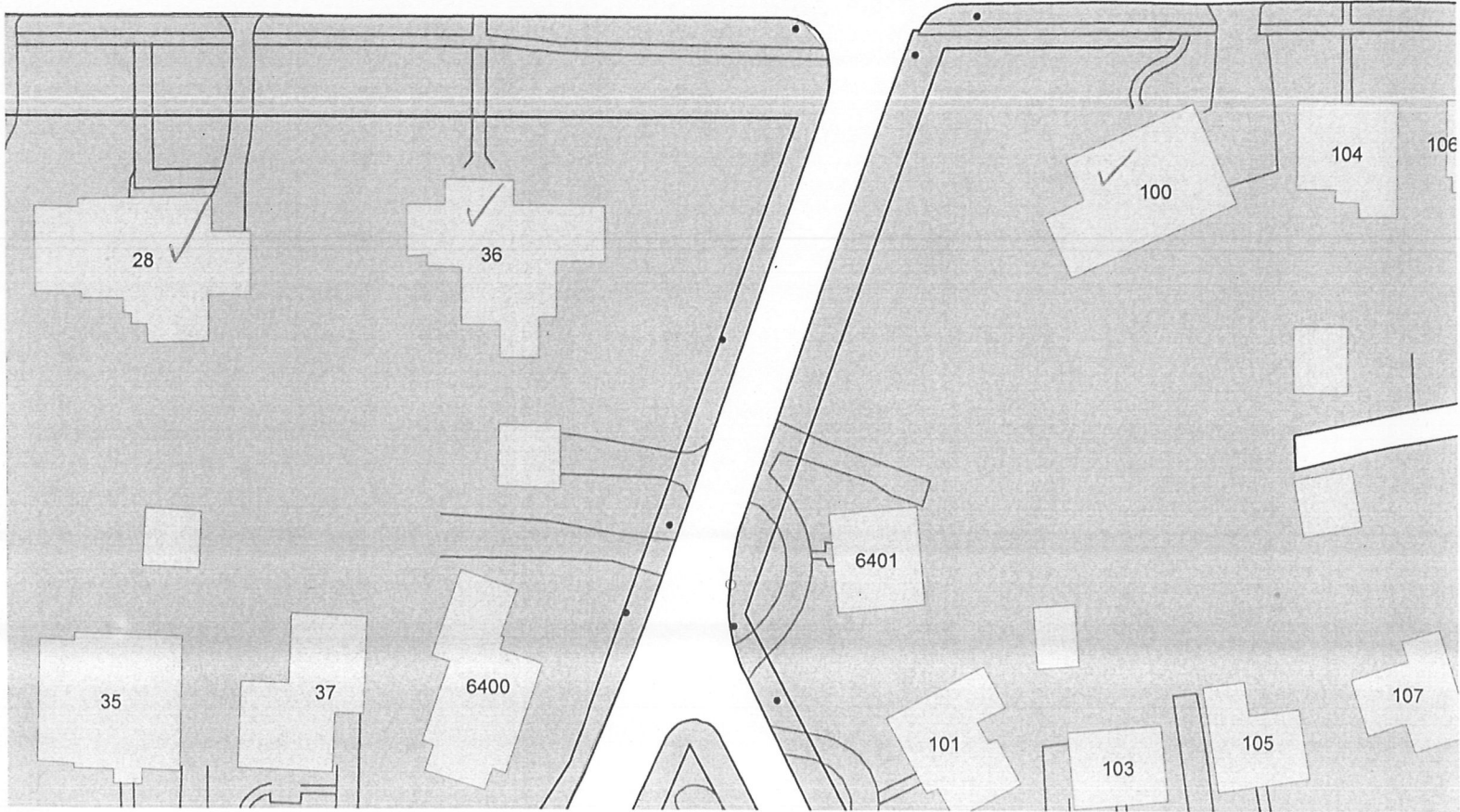
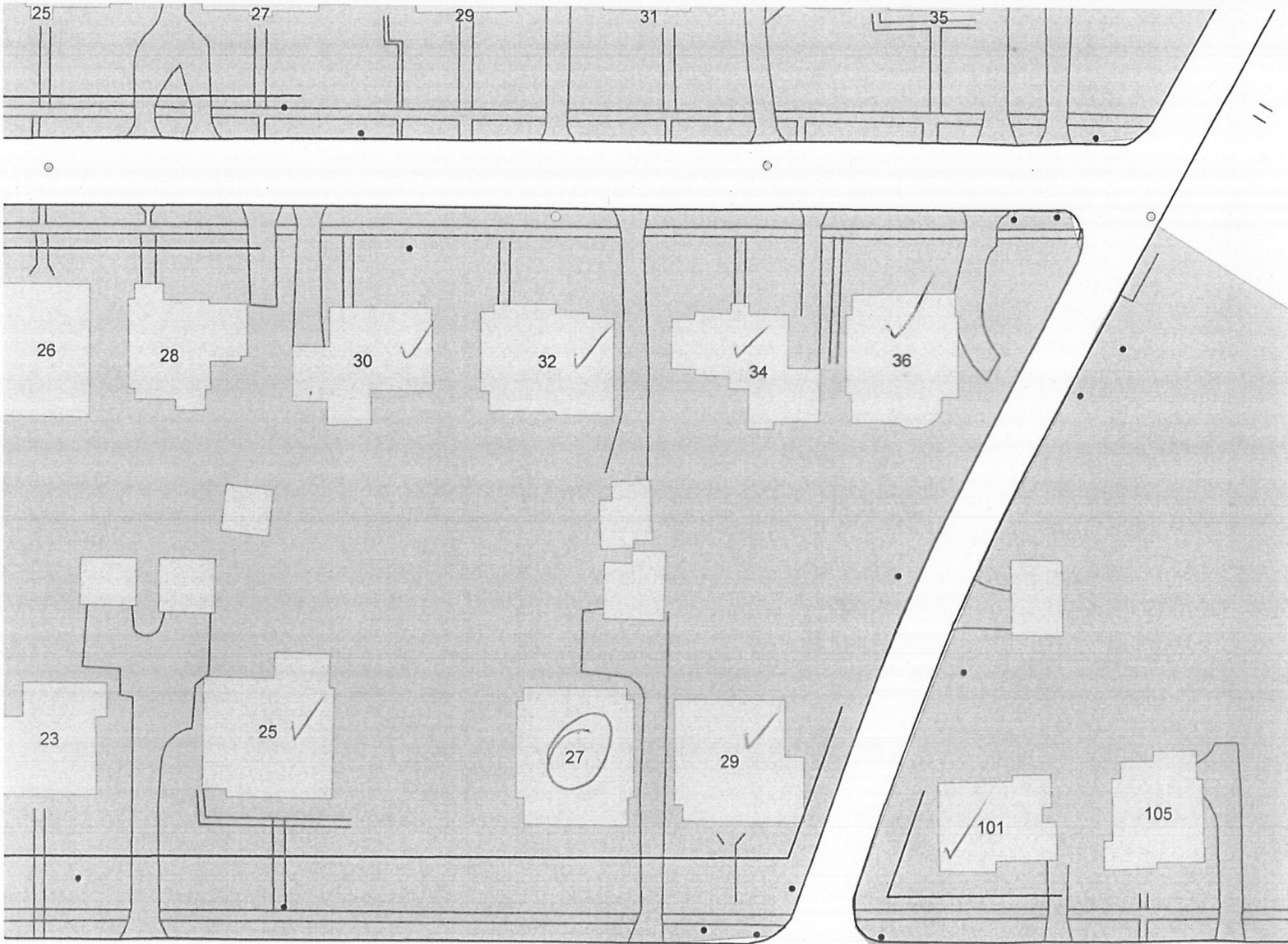
MAILING LIST FOR APPEALS A-6266 & A-6267(A-D)

**MS. KRISTY-LYNN SKUPA STERNHELL &
MR. ALEXANDER M. STERNHELL
27 PRIMROSE STREET
CHEVY CHASE, MD 20815**

Adjoining and confronting property owners	
Mr. & Mrs. Edward F. Dunne Or Current Resident 30 Quincy Street Chevy Chase, MD 20815	Mr. & Mrs. Stephen Mysliwiec Or Current Resident 32 Quincy Street Chevy Chase, MD 20815
Mr. & Mrs. David M. Abbey Or Current Resident 34 Quincy Street Chevy Chase, MD 20815	Ms. Ruth Katz Or Current Resident 29 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Bruce R. Baschuk Or Current Resident 36 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. R. Scott Faley Or Current Resident 25 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. William Mills Or Current Resident 100 Primrose Street Chevy Chase, MD 20815	Ms. Tamara Harris Or Current Resident 101 Primrose Street Chevy Chase, MD 20815
Mr. & Mrs. Chip Lindsay Or Current Resident 28 Primrose Street Chevy Chase, MD 20815	Mr. & Mrs. Thomas K. Bourke Or Current Resident 36 Quincy Street Chevy Chase, MD 20815


I hereby certify that a public notice was mailed to the aforementioned property owners on the 31st day of January 2013.

**Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village
5906 Connecticut Avenue
Chevy Chase, MD 20815**





January 31, 2013

Mr. & Mrs. Alex Sternhell
27 Primrose Street
Chevy Chase, MD 20815

Dear Mr. & Mrs. Sternhell:

Please note that your requests to:

- Reconfigure the pair of steps at your property;
- Construct a pair of cheekwalls and new steps and install a handrail and lamp post in the Primrose Street public right-of-way; and
- Replace the existing concrete driveway

are scheduled before the Board of Managers on Monday, February 11, 2013 at 7:30 p.m.

Either you or another representative must be in attendance to present your cases. At that time, additional documents may be introduced and testimony can be provided in support of the requests.

For your convenience, enclosed please find copies of the Public Hearing Notices and mailing list. Please contact the Village office in advance if you are unable to attend.

Sincerely,

Ellen Sands
Permitting and Code Enforcement Coordinator
Chevy Chase Village

Enclosures

**Chevy Chase Village
Building Permit Application**

Permit No: A-6266
A-6267 a-1

Property Address: 27 Primrose Street, Chevy Chase Village	
Resident Name: Alex & Kristy Sternhell	
Daytime telephone: (301) 656-0209	Cell phone: (202) 441-5105 (Kristy) (202) 744-0204 (Alex)
After-hours telephone:	
E-mail: ksternhell@sternhellgroup.com	
Project Description: Construction of steps & cheek walls at sidewalk and associated bluestone landing adjacent to brick sidewalk; installation of lamp post in Primrose Street right-of-way; construction of reconfigured steps at two ends of existing front porch; demolition of 12" of short walls at two ends of front porch.	
<input type="checkbox"/> Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.	
Primary Contact for Project:	
<input type="checkbox"/> Resident	<input checked="" type="checkbox"/> Landscape Architect
<input type="checkbox"/> Project Manager	<input type="checkbox"/> Contractor*
*MHIC/MD Contractor's License No. (required):	
Information for Primary Contact for Project (if different from property owner):	
Name: Lila Fendrick	
Work telephone: (301) 907-7700 x15	After-hours telephone:
Cell phone: (301) 908-4797	
E-mail: team@fendrickdesign.com	
Will the residence be occupied during the construction project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, provide contact information for the party responsible for the construction site (if different from above):	
Name:	
Address:	
Work telephone:	After-hours telephone:
Cell phone:	
E-mail:	
Parking Compliance:	
Is adequate on-site parking available for the construction crews? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If no, please attach a parking plan which minimizes inconvenience to neighboring residents, and indicate if the property is in a permit parking area.	
Will road closings be required due to deliveries, equipment or other reasons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Building Permit Filing Requirements:
Application will not be reviewed until the application is complete

- ☐ Copy of stamped drawings approved by Montgomery County Department of Permitting Services (DPS) and the Historic Preservation Commission (HPC), if required. Every page of drawings must be clearly stamped.
- ☐ This application form, signed by resident.
- ☒ Boundary Survey
- ☒ Site Plan (see: Village Site Plan Checklist to ensure completeness)
- ☐ Building plans and specifications
- ☐ Tree Preservation Plan requested of Village arborist (see: Village Tree Inspection Request form). All required tree protections must be fully installed before any work begins.
- ☒ Filing Fee (due at time of application). Fees schedule is listed in Chapter 6 of the Village Code.
- ☐ Damage deposit or performance bond (due when Building Permit is issued). Amount of required deposit or bond will be set by Village Manager.

Once this permit application is complete, the Village Manager will review the application and accompanying documents and, under most circumstances, act on the application within 5 to 10 working days.

If the Montgomery County permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.

No signs advertising the architect, contractor, or any other service provider may be posted on the work site.

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Montgomery County Zoning Code, the Village Code including Urban Forest code, and any covenants and easements on the subject property.

Applicant's Signature: _____

Lisby Skyelee
Al SA

Date: _____

4/23/13

<i>To be completed by Village staff:</i>			
Is this property within the historic district?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	Staff Initials: <i>BB</i>
Date application filed with Village: <i>4/23/13</i>	Date permit issued: _____	Expiration date: _____	

For Use By Village Manager	Application approved with the following conditions:
DENIED JAN 23 2013 Chevy Chase Village Manager	Application denied for the following reasons:
	Drainage - The
	reconfigured steps encroach
	forward of the front
	building restriction line.

Filing Fees (due when application submitted)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
Permit Application Fee: \$ <u>50.00</u> (see Permit Fee Worksheet)	
<input checked="" type="checkbox"/> \$50.00 (if construction is in the Public Right-of-way) <u>check #3512</u>	
Tree Preservation Plan Fee: <input type="checkbox"/> \$250.00 <u>previously assessed</u> <input checked="" type="checkbox"/> Not required for this project.	
TOTAL Fees: <u>\$50.00</u>	Date: <u>1/23/13</u> Staff Signature: <u>[Signature]</u>
Damage Deposit/Performance Bond (due when permit is issued)	Checks Payable to: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815
<input type="checkbox"/> \$ _____ <input type="checkbox"/> Waived by Village Manager	Date: _____ Village Manager Signature: _____
Cost of damage to R-O-W: (calculated at close-out) Amount of refund:	Date: _____ Village Manager Signature: _____

Chevy Chase Village

Application for a Variance

A variance is permission granted to a landowner to depart from the specific requirements of the Village zoning ordinance and allows a landowner to use land differently than specified in the ordinance. The variance is a written authorization from the Board of Managers permitting construction in a manner not otherwise allowed by the Village Code.

Subject Property: 27 Primrose Street, Chevy Chase Village	
Describe the Proposed Project: Demolish 12" of wall at two ends of non-conforming front porch wall to reconfigure steps. Rebuild steps at two ends of front porch wall; proposed east and west steps to project 12'-6 1/2" into the 25'-foot setback.	
Applicant Name(s) (List all property owners): Alex & Kristy Sternhell	
Daytime telephone: (301) 656-0209	Cell: (202) 441-5105 (Kristy)
E-mail: ksternhell@sternhellgroup.com	
Address (if different from property address):	
For Village staff use:	
Date this form received: 1/23/13	Variance No: A-6266

Filing Requirements:

Application will not be accepted or reviewed until the application is complete

- ☐ Completed Chevy Chase Village Application for a Variance (this form)
- ☐ Completed Chevy Chase Village Building Permit Application
- ☐ A boundary survey or plat diagram with a margin of error of one tenth of a foot or less showing all existing structures, projections and impervious surfaces.
- ☐ Surveys, plats, engineering reports, construction plans/specifications or other accurate drawings showing boundaries, dimensions, and area of the property, as well as the location and dimensions of all structures/fences/walls/etc., existing and proposed to be erected, and the distances of such structures/fences/walls/etc., from the nearest property lines. These drawings shall incorporate and display reference dimensions from the boundary survey or plat diagram required above.
- ☐ Copy of Covenants applicable to the property except for variances from Sections 8-22, 8-26 or Article IV of Chapter 8 of the Chevy Chase Village Code.
- ☐ Variance fee (See fee schedule listed in Chapter 6 of the Village Code).

Affidavit

I hereby certify that I have the authority to submit the foregoing application, that all owners of the property have signed below, that I have read and understand all requirements and that I or an authorized representative will appear at the scheduled public hearing in this matter. I hereby authorize the Village Manager, or the Manager's designee, and/or the Board of Managers to enter onto the subject property for the purposes of assessing the site in relation to this variance request. I hereby declare and affirm, under penalty of perjury, that all matters and facts set forth in the foregoing application are true and correct to the best of my knowledge, information and belief.

Applicant's Signature: Kristy Sternhell
 Applicant's Signature: Alex Sternhell

Date: 1/23/13
 Date: 1/23/13

Describe the basis for the variance request (attach additional pages as needed).

Describe the special conditions of the property (e.g., odd shape, small size, sloping topography, abuts state highway, etc.) and how the property compares to other properties in the Village:

See attached statement in support of variance.

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special condition(s) described above (i.e., describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause that unwarranted hardship and injustice):

See attached statement in support of variance.

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled *Buildings and Building Regulations*:

See attached statement in support of variance.

In exercising its powers in connection with a variance request, the Chevy Chase Village Board of Managers may reverse or affirm, wholly or partly, or may modify the requirement, decision or determination as it deems appropriate.

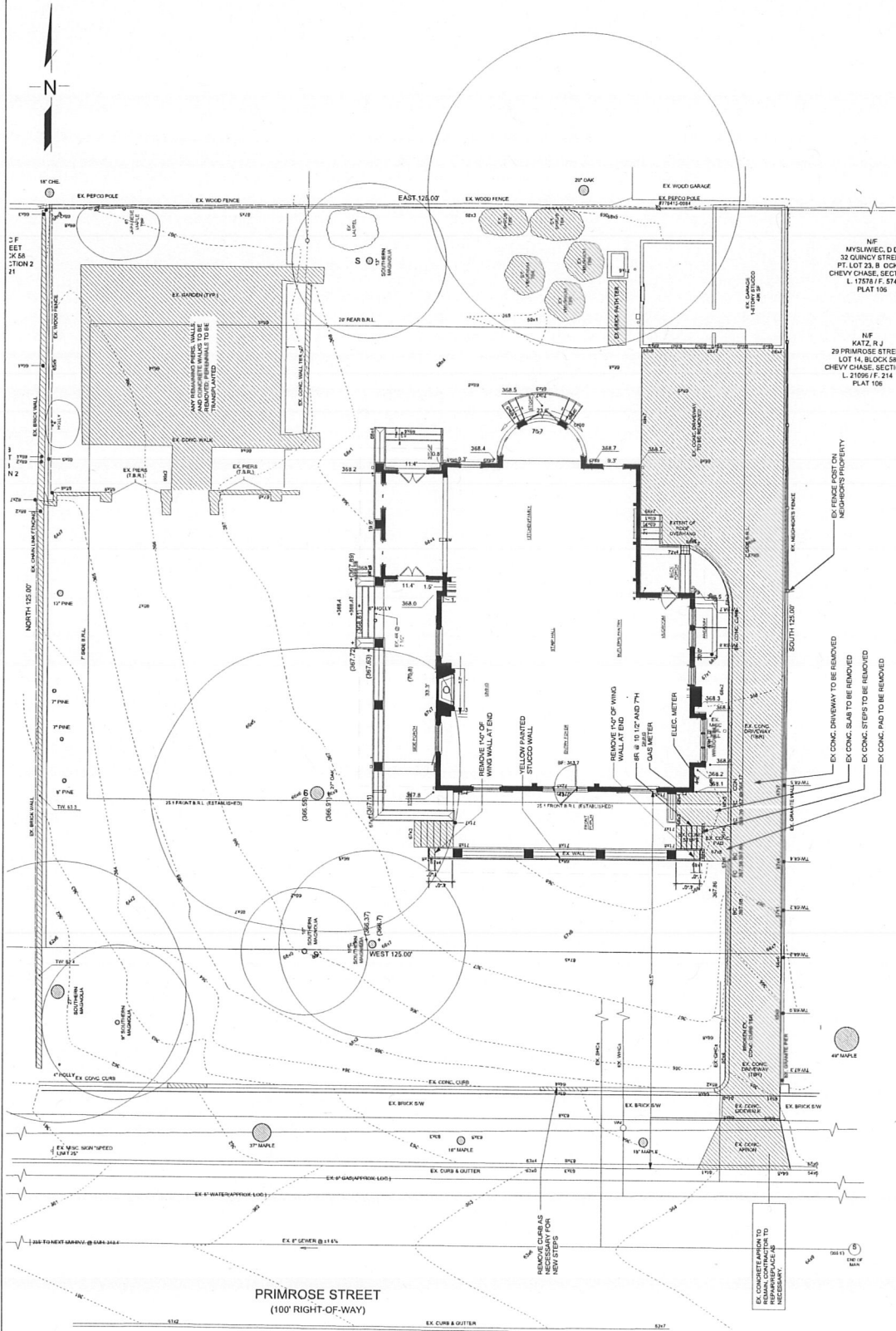
Variance Filing Fee <i>Per Village Code Sec. 6-2(a)(24):</i> <input checked="" type="checkbox"/> \$300.00 for new construction. <input type="checkbox"/> \$150.00 for replacing existing non-conformities. <input type="checkbox"/> \$300.00 for fences, walls, play equipment, trees, hedges, shrubbery in the public right-of-way. <input type="checkbox"/> Other: \$ _____ <i>check # 3513</i> Fee Paid: <i>\$300.00</i>	Checks Payable To: Chevy Chase Village 5906 Connecticut Ave. Chevy Chase, MD 20815 Date Paid: <i>1/23/13</i> Staff Signature: <i>[Signature]</i>
	Approved to Issue Building Permit per Board Decision Signed by the Board Secretary on: Date: _____ Signature: _____ Village Manager

EXISTING CONDITIONS N.Y.S.

KEY

The diagram shows a plan view of a proposed waterway project. Key features include:

- DISTING TREES**: Represented by a circle on the left.
- PROPERTY LINE**: Indicated by a dashed line.
- DISTING ELEVATION**: Labeled as + 98.2' and + 98.5'.
- PROPOSED ELEVATION**: Labeled as (100).
- EXISTING CONTOUR**: Shown as a wavy line labeled 100.
- PROPOSED CONTOUR**: Shown as a straight line labeled 100.
- WATER**: The central area of the waterway.
- SEWER**: A line crossing the waterway.
- OVERHEAD LINE**: A line above the waterway.
- POWER POLE**: A pole supporting a power line.
- LIGHT POLE**: A pole supporting a light fixture.
- SIGN**: A rectangular signpost.
- ECL MOOD FENCE**: A fence line.
- ECL METAL FENCE**: A fence line.
- PROP. WOOD FENCE**: A fence line.
- TO BE TRANSPLANTED**: A note indicating trees to be moved.
- TO BE REMOVED**: A note indicating trees to be removed.
- TBT**: A tree symbol.
- TOT**: A tree symbol.



PRIMROSE STREET
(100' RIGHT-OF-WAY)

EX CURB & GUTTER

REPAIR/REPLACE CURB,
MATCH EXISTING

4 BLUESTONE
RISERS @ 7 1/2"
1 R @ 11'-7"

PROPOSED FLAGSTONE
OR BLUESTONE WALK
BEVOLO POST LIGHT
12" HIGH WEST CHEEK WALL,
WALL TO SLOPE WITH GRADE
BLUESTONE STEPS
WITH HANDRAIL
NEW BRICK PAVING FROM
BOTTOM OF CURB TO STEPS
12" HIGH EAST CHEEK WALL,
WALL TO SLOPE WITH GRADE
NOTE: BOTH CHEEK WALLS TO
BE 12" ABOVE ADJACENT GRADE,
WALLS TO SLOPE WITH GRADE

EXISTING LIRIOPE BED
LAWN TO BE SODDED
REGRADE BANK
NEW ROLLED
CONCRETE CURB
PLANTING BED

FUTURE BRICK
SIDEWALK BY VILLAGE
NEW CONCRETE APRON

VARIANCE
APPLICATION
WORK

4 BLUESTONE
RISERS @ 7 1/2"
METAL HANDRAILS

SPECIAL PERMIT
APPLICATION WORK

NOT TO SCALE

KEY	
	EXISTING TREES
	PROPERTY LINE
	EXISTING ELEVATION
	PROPOSED ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GAS
	WATER
	SEWER
	OVERHEAD LINE
	SANITARY MH
	POWER POLE
	LIGHT POLE
	SIGN
	EX. WOOD FENCE
	EX. METAL FENCE
	PROP. WOOD FENCE
	TO BE TRANSPLANTED
	TO BE REMOVED

EX. CURB & GUTTER

1 R@+/-7"

BEVOLO POST LIGHT

12" HIGH EAST CHEEK WALL;
WALL TO SLOPE WITH GRADE

EXISTING LIRIOPE BED-

NEW ROLLED—
CONCRETE CURB®

PLANTING BED

NEW CONCRETE APRON

49" MAPLE

METAL HANDRAILS

EX. GRANITE WALL

BUTLER'S PANTRY

EX. NEIGHBOR'S FENCE

P.I. L01 23, BLOCK 58
CHEVY CHASE, SECTION 2
L. 17578 / F. 574
'PLAT 106

ENLARGED PLAN SHOWING VARIANCE WORK - N.T.S.

Describe how enforcement of the building regulations would result in an unwarranted hardship and injustice because of the special conditions(s) described above (ie. describe (i) the unwarranted hardship and injustice that you claim exists and (ii) how the special conditions cause the unwarranted hardship and injustice):

The property is subject to special conditions because the existing house is non-conforming in that the front porch currently extends beyond the 25-foot front building restriction line. A covenant applicable to the property states that no structure of any description shall be constructed within 25 feet of the front property line. However, the board has previously determined that this covenant can be considered as unenforceable at this property, as a portion of the original front porch was constructed forward of the building restriction line. Additionally, a precedent was established in a previous appeal, by another resident at another address, that the front 25' covenant setback restriction was not enforceable, allowing the Board to approve that previous appeal.

The concealed east and west facing steps also extend beyond the 25-foot front building restriction line; the south face of the east and west steps encroach approximately 7'-11 ½" feet into the required 25-foot front setback. The proposed east steps would project 12'-6" feet beyond the 25-foot building restriction line. The steps and landing would be 9'-3" wide from back to front and 7'-0" wide at the bottom most step. The outside edge would be 11'-2 ½" from the east property line. The proposed west steps would project 12'-6 ½" feet beyond the 25-foot building restriction line and a landing at the base of the west steps would project 19'-4 ½" feet beyond the 25-foot building restriction line. The steps and landing would be 9'-3" from back to front and 10'-2" wide at the bottom most step. The outside edge of the steps would be 58'-9" from the west property line and the landing would be 55'-5 ½" from the west property line.

The proximity of the house to the driveway and the design of the east loading steps directed to the driveway create a hardship for the owners because of safety concerns for small children and lack of comfortable use of the driveway and access to the front door. Enforcement of the building regulations, which prohibit structures within the 25-foot building restriction line, would prohibit access to the front door. This would create an unwarranted hardship and injustice for the owners.

For more information on the safety concerns the existing condition brings up, please see the two attached handouts from kidsandcars.org about backovers and frontovers.

Describe how the proposed variance most nearly accomplishes the intent and purpose of the requirements of Chapter 8 of the Chevy Chase Village Code, entitled Buildings and Building Regulations:

The application proposes to address the unsafe conditions occurring because of the proximity of the east loading steps to the driveway and their design which directs pedestrian circulation into the driveway as the primary means of access to the house. This would be accomplished by shortening the existing lower "wing" walls of the front porch by 12" to reconfigure the existing steps on both ends of the porch. This design is based upon recent conversations with Staff from the Historic Preservation Commission of Montgomery County on site December 11, 2012. This meeting was arranged as part of an ongoing effort to address safety concerns in a way that respects the historical context of the architecture. At both ends of the "wing" walls the proposed steps would wrap around the ends of the shortened "wing" walls and terminate facing the street. On the east side they would project 12'-6" into the required 25-foot setback; on the west side the bottom of the steps would project 12'-6 ½" into the required 25-foot setback. A landing at the bottom of these steps would project 19.4 feet into the required 25-foot setback. While the existing porch is covered, all proposed elements are uncovered.

Shortening the "wing" wall on the east side to build 4'-0" wide steps which turn and face the street directs the steps away from the driveway. A guardrail required by Montgomery County would physically separate the steps from the driveway. A change of materials between the proposed widened driveway and the landing at the bottom of the steps provides a tactile and visual differentiation between vehicular and pedestrian spaces.

The proposed variance would most nearly accomplish the intent and purpose of the requirements of Chapter 8 of the Village Code because the requested encroachments are minimal and would not be detrimental to the enjoyment of any neighboring property. The proposed design would maintain the historical integrity of the house. It is the minimum required to enter the house.

The proposed variance will not block air circulation, adversely change the character of the property, create unsafe conditions, block vistas, restrict air circulation or decrease green space.

Describe the basis for the variance request

Describe the special conditions of the property and how the property compares to other properties in the Village:

The home at 27 Primrose Street is not centered on the lot; it is situated on the east side of the lot. Existing steps leading from the east end of the front porch terminate 13'-6" from the face of an existing stone retaining wall along the east property line. An existing 8'-6" wide driveway extends along the east property line. The east loading steps direct pedestrian movement directly to the driveway. This creates a hazardous condition for children who could run down the steps onto the driveway and directly into a moving vehicle. Currently the east loading steps terminate in a short dirt landing 6" higher than the driveway. There is insufficient room to drive a vehicle up the driveway in line with the bottom of the existing steps, open the driver's side door and climb the 6" high bank to the bottom of the steps. There is no space in which to open a passenger side door. The side loading steps on the east side create a hazardous condition for a driver due to the grading conditions and lack of space for moving or exiting the car.

The Colonial Craftsman style house has a long front porch that conceals both the east and the west loading steps. The existing porch is non-conforming and projects approximately 9.9 feet into the required 25-foot front setback. The south face of the steps project approximately 7.9 feet into the required 25-foot front setback. The concealed steps create a situation where the driveway is the only approach to the house. The majority of other houses on the block have clearly visible pedestrian-only walkways leading from the sidewalk to the front door. The driveway access to the front door provides no clear separation between vehicular traffic and pedestrian traffic and does not clearly separate children's use of the front lot from the driveway.

The west loading steps do not provide a viable alternative as a primary access route to the house because the opening to these steps is obscured by two Southern Magnolia trees. These trees are staggered so that even when the house is approached from the southwest, the steps are not readily visible.



7532 Wyoming Street Kansas City, MO 64114 (816) 216-7085

Every year, thousands of children are hurt or die because a driver backing up didn't see them. These incidents for the most part take place in residential driveways or parking lots.

- The predominant age of victims are one year olds. (12-23 months)
- Over 60% of backing up incidents involved a larger size vehicle. (truck, van, SUV)
- Tragically, in over 70% of these incidents, a parent or close relative is behind the wheel.
- The Centers for Disease Control and Prevention 2/18/05 study reports over 2400 children are treated in hospital emergency rooms every year due a child being struck by or rolled over by a vehicle moving in reverse.

In the U.S. fifty children are being backed over by vehicles EVERY week. Forty-eight (48) are treated in hospital emergency rooms and at least two (2) children are fatality injured every WEEK.

Because we are driving larger, longer and higher vehicles we are seeing many more backover incidents. This problem is only going to get worse unless we work for better visibility behind the vehicles we drive. The government is currently working on a rear visibility standard that will be required of all motor vehicles sold or leased in the U.S. The National Highway Traffic Safety Administration has released a proposed rear visibility standard that would require all motor vehicles sold or leased in the U.S. come equipped with backup cameras by the year 2014. The rear visibility standard will be finalized by the end of year 2011.

Education and awareness of backovers will continue to be critical for years to come, despite the fact that new vehicles will all have backup cameras by 2014. That's because there are millions of older-model vehicles being driven that do not have this technology.

KidsAndCars.org urges all adults to heighten their awareness before they engage a vehicle into reverse; especially when children are present. Young children are impulsive and unpredictable; still have very poor judgment and little understanding of danger. In addition, young children do not recognize boundaries such as property lines, sidewalks, driveways or parking spaces. Toddlers have established independent mobility between the ages of 12-23 months, but the concept of personal safety is absent. Backovers are often the predictable consequence of a child following a parent into the driveway and standing behind their vehicle without their parent's knowledge.

Backovers can happen in ANY vehicle because all vehicles have a blind zone; the area behind a vehicle you cannot see from the driver's seat. The danger tends to increase with larger vehicles. It's always best to look carefully behind the vehicle before you get in and again before you put the car in gear to back up. Remember to back up slowly, and pay attention to your mirrors.



7532 Wyoming Street Kansas City, MO 64114 (816) 216-7085

KidsAndCars.org recommendations to keep children safe include:

- Walk around and behind a vehicle prior to moving it.
- Know where your kids are. Make children move away from your vehicle to a place where they are in full view before moving the car and know that another adult is properly supervising children before moving your vehicle.
- Teach children that “parked” vehicles might move. Let them know that they can see the vehicle; but the driver might not be able to see them.
- Consider installing cross view mirrors, audible collision detectors, rear view video camera and/or some type of back up detection device.
- Measure the size of your blind zone (area) behind the vehicle(s) you drive. A 5-foot-1-inch driver in a pickup truck can have a rear blind zone of approximately 8 feet wide by 50 feet long.
- Be aware that steep inclines and large SUV’s, vans and trucks add to the difficulty of seeing behind a vehicle.
- Hold children’s hand when leaving the vehicle.
- Teach your children to never play in, around or behind a vehicle and always set the emergency brake.
- Keep toys and other sports equipment off the driveway.
- Homeowners should trim landscaping around the driveway to ensure they can see the sidewalk, street and pedestrians clearly when backing out of their driveway. Pedestrians also need to be able to see a vehicle pulling out of the driveway.
- Never leave children alone in or around cars; not even for a minute.
- Keep vehicles locked at all times; even in the garage or driveway.
- Keys and/or remote openers should never be left within reach of children.
- Make sure all child passengers have left the car after it is parked.
- Be especially careful about keeping children safe in and around cars during busy times, schedule changes and periods of crisis or holidays.

These precautions can save lives. For additional information visit www.KidsAndCars.org



Every year, thousands of children are hurt or die because a driver moving forward very slowly didn't see them. These incidents for the most part take place in residential driveways or parking lots and are referred to as 'frontovers.' (the opposite of a backover)

- The National Highway Traffic Safety Administration January 2009 report (DOT HS 811 085) states that 'other' (not a backover) non-occupant nontraffic crashes are responsible for 393 deaths and 20,000 injuries per year.
- The predominant age of victims are one year olds. (12-23 months)
- Over 80% of "frontover" incidents involved a larger size vehicle. (truck, van, SUV)
- Tragically, in over 70% of these incidents, a parent or close relative is behind the wheel.

KidsAndCars.org urges all adults to heighten their awareness before they engage a vehicle into gear to move forward slowly; especially when children are present. Young children are impulsive and unpredictable; still have very poor judgment, and little understanding of danger. In addition, young children do not recognize boundaries such as property lines, sidewalks, driveways or parking spaces. Toddlers have established independent mobility between the ages of 12-23 months, but the concept of personal safety is absent. Frontovers are often the predictable consequence of a child following a parent into the driveway without their knowledge.

Frontovers can happen in any vehicle because all vehicles have a blind zone; the area in front of a vehicle where you can't see from the driver's seat. The danger tends to increase with larger vehicles. In general the blindzone in front of vehicles ranges from 6-8 feet.

It's always best to look carefully all the way around your vehicle before you get in and again before you put the car in gear. Remember to move forward slowly, and pay attention to children who may be running into the path of your vehicle.

KidsAndCars.org recommendations to keep children safe include:

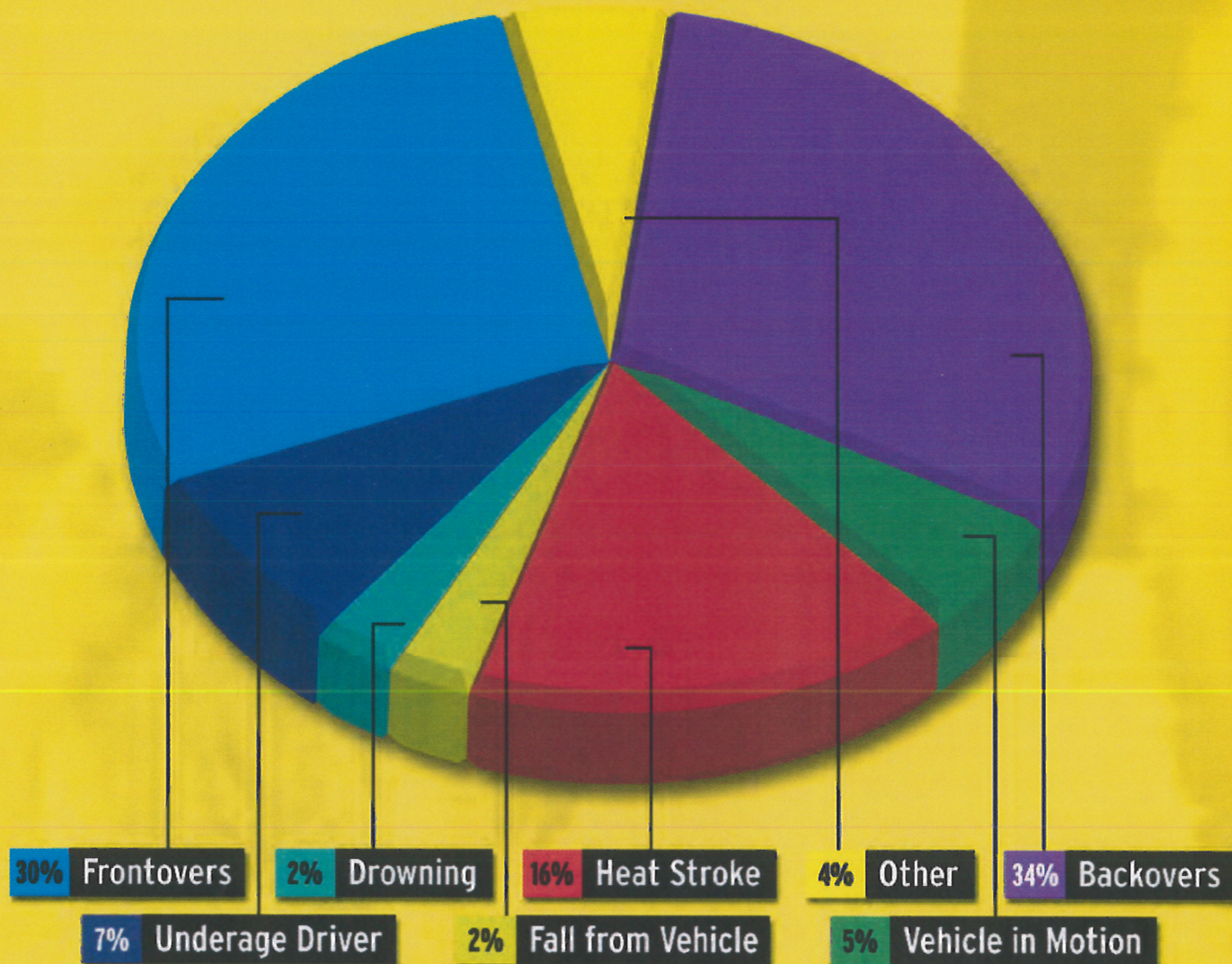
- Walk completely around and behind a vehicle prior to moving it.
- Know where your kids are. Make children move away from your vehicle to a place where they are in full view before moving the car and know that another adult is properly supervising children before moving your vehicle.
- Teach children that “parked” vehicles might move. Let them know that they can see the vehicle; but the driver might not be able to see them.
- Consider installing cross view mirrors, audible collision detectors, rear view video camera and/or some type of front sensor detection device.
- Measure the size of your blind zone (area) in front of the vehicle(s) you drive. Many drivers cannot see a young child 6-8 feet in front of larger vehicles.
- Be aware that steep inclines and large SUV’s, vans and trucks add to the difficulty of seeing around a vehicle.
- Hold children’s hand when leaving the vehicle.
- Teach your children to never play in or around a vehicle.
- Keep toys and other sports equipment off the driveway.
- Homeowners should trim landscaping around the driveway to ensure they can see the sidewalk, street and pedestrians clearly when backing out or entering their driveway. Pedestrians also need to be able to see a vehicle pulling out of the driveway.
- Never leave children alone in or around cars; not even for a minute.
- Keep vehicles locked at all times; even in the garage or driveway and always set your parking brake.
- Keys and/or remote openers should never be left within reach of children.
- Make sure all child passengers have left the car after it is parked.
- Be especially careful about keeping children safe in and around cars during busy times, schedule changes and periods of crisis or holidays.

These precautions can save lives.

For additional information, visit www.KidsAndCars.org

U.S. CHILD FATALITIES BY TYPE (2006 - 2010)

Nontraffic Fatalities Involving Children < 15 Years Old



KIDS AND CARS.ORG™

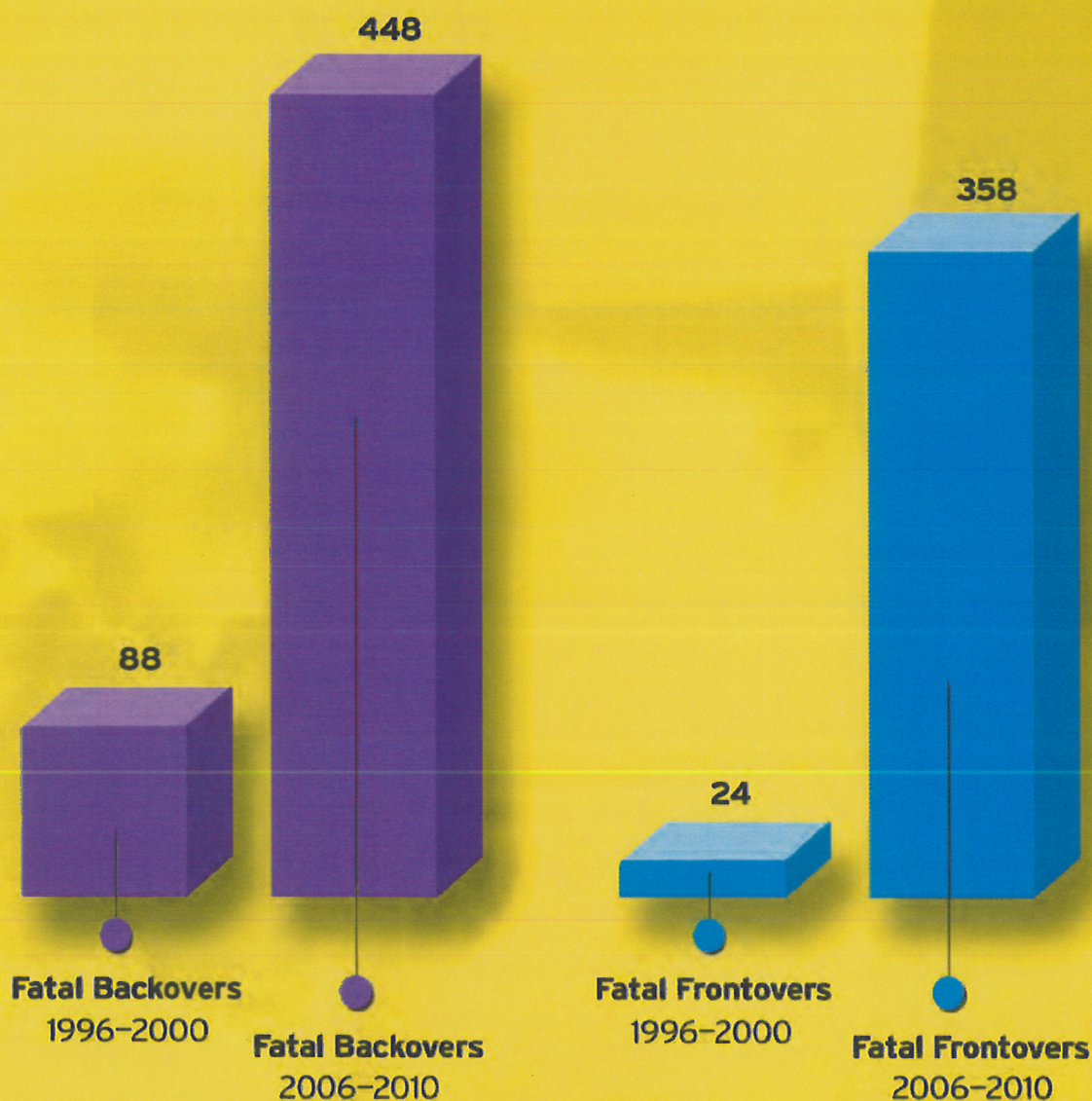
LOVE THEM, PROTECT THEM

www.KidsAndCars.org

Data Source: KidsAndCars.org

9/22/2011

LACK OF VISIBILITY CAUSES BACKOVER AND FRONTOVER FATALITIES TO CHILDREN



LOVE THEM, PROTECT THEM

www.KidsAndCars.org

Data Source: KidsAndCars.org

9/22/2011

CCV Permitting

From: Lila Fendrick Landscape Architecture [team@fendrickdesign.com]
Sent: Tuesday, January 22, 2013 6:51 PM
To: CCV Permitting
Subject: Grade Beam Text for 27 Primrose Property

Hello Ellen,

Thank you so much for meeting with me today. It was very helpful! Below is the text you saw from Lisa describing the grade beam. Please let us know if you have any questions!

The paving edge at the southwest corner of the walkway will be supported by a grade beam and pier footing system. Pier footings will be placed approximately 8'-10'-0" on center (to be decided by a structural engineer; locations may be adjusted in the field with Landscape Architect and Arborist review). The grade beam will be placed at or above existing grade and will support the paving edge between piers. This allows for a step-off condition at the edge of the paving as needed to meet existing grade near the Southern Magnolia with minimal excavation required.

Thank you,
Rachel Kunreuther, MLA
Lila Fendrick Landscape Architecture and Garden Design
6904 West Avenue
Chevy Chase, MD 20815
301-907-7700x14
301-907-7714 fax
team@fendrickdesign.com

Chevy Chase Village
Website Posting Notice
for Appeal, Special Permit & Variance Hearings

Case Number: <u>A-6266</u>
Hearing Date:
By signing below, I acknowledge as the applicant/appellant in the above-referenced case number that all supporting information and documentation for my case will be posted on the Village's website at < www.chevychasevillagemd.gov > for review by the general public.
Applicant/Appellant Name: <u>Kristy and Alexander Sternhell</u>
Address: <u>27 Primrose Street, Chevy Chase, MD 20815</u>
Telephone:
E-mail: <u>ksternhell@sternhellgroup.com and asternhell@sternhellgroup.com</u>
Applicant/Appellant Signature: <u>Kristy Sternhell / Alex Sternhell</u>
Agent Name for applicant/appellant (if necessary):
Telephone:
Address:
E-mail:
Signature of agent:
Village staff initials: <u>YH</u> Date: <u>1/24/13</u>

The Chevy
Chase Land Co. of
Montgomery Co
Maryland.

District of Columbia, to wit:-

I, Albert W. Sioussa, a Notary Public in and for the said District of Columbia, do hereby certify that Harold E. Doyle who is personally well known to me to be the person named as attorney in fact in the foregoing and annexed deed, dated the 9th day of April 1909, to acknowledge the same, personally appeared before me in the said District of Columbia, and as Attorney in fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid deed, and acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

Given under my hand and seal this 10th day of April, A.D. 1909

Albert W. Sioussa
Notary Public
District of Columbia
Commission expires
May 27, 1913.

Albert W. Sioussa
Notary Public, D.C.

At the request of Bessie M. Smith the following Deed was recorded April 14th A.D. 1909 at 9 o'clock A.M., to wit.

THIS DEED, Made this tenth (10th) day of April in the year one thousand nine hundred and nine by and between The Chevy Chase Land Company, of Montgomery County, Maryland (a corporation duly organized under and by virtue of the laws of the State of Maryland), party of the first part, and Bessie M. Smith, of the District of Columbia, party of the second part:

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten thousand, four hundred and sixty eight and 75/100 dollars to it paid by the said party of the second part, and of the covenants and agreements of the said party of the second part as hereinafter set forth, does hereby grant and convey unto the said party of the second part, in fee simple, the following described land and premises, with the improvements, easements, and appurtenances thereunto belonging, situate in the County of Montgomery, State of Maryland, namely:

Part of a tract of land lying East of and adjoining Section Two of the Subdivision made by The Chevy Chase Land Company, of Montgomery County, Maryland, as per plat of said Subdivision recorded in Liber J.A. No. 36, folio 61, of the Land Records of said Montgomery County, Maryland, said parcel of land being described by metes and bounds, as follows, to-wit:

BEGINNING for the same in the prolongation of the North line of Primrose Street, as said Street is shown by plat of the subdivision aforesaid, at a point distant six hun-

*Examined
Filed to
the District
Nashville
Apr 17/1909
Tertling*

dred and seventy (670) feet East of the intersection of the said North line of Primrose Street and the East line of Connecticut Avenue, said place of beginning, being the South-eastern corner of Adolph A. Hoehling, Jr.'s lot; and running thence East along and with the prolongation of said North line of Primrose Street, three hundred and thirty five (335) feet to the South-west corner of Mary Stella Heister's lot; thence North along the West line of said Heister's lot one hundred and twenty five (125) feet; thence West and parallel with said Primrose Street three hundred and thirty five (335) feet to the north-east corner of said Hoehling's lot; thence South along the east line of said Hoehling's lot one hundred and twenty five (125) feet to Primrose Street and the place of beginning, containing forty one thousand, eight hundred and seventy five (41,875) square feet of land, more or less.

To Have and To Hold the said land and premises, with the improvements, easements and appurtenances, unto and to the use of the said Bessie M. Smith, her heirs and assigns, in fee simple.

In Consideration of the execution of this Deed, the said party of the second part, for herself and for her heirs and assigns, hereby covenants and agrees with the party of the first part, its successors and assigns (such covenants and agreements to run with the land), as follows, viz:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage houses, sheds or other outbuildings, for use in connection with such residences, and that no trade, business, manufacture or sales, or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises; and that no stable, carriage-house, shed, or outbuilding shall be erected except on the rear of said premises.

In the case of corner lots any and all lines bordering upon a street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than three thousand (\$3,000) dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed, nor within (10) ten feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined and the same enforced at the suit of The Chevy Chase Land Company, of Montgomery County, Maryland, its successors and assigns (assigns including any person deriving title mediately or immediately from said Company to any lot or square, or part of a lot or square in the Section of the Subdivision of which the land hereby conveyed forms a part).

And the said party hereto of the first part hereby covenants to warrant specially the property hereby conveyed, and to execute such further assurances of said land as may be requisite.

In Testimony Whereof, on the day and year first hereinbefore written, the said The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed with its corporate name by Edward J. Stellwagen, its Vice-President, attested by Herbert Claude

its Secretary, and its corporate seal to be hereunto affixed, and does hereby constitute and appoint Harold E. Doyle its true and lawful Attorney in fact, for it and in its name, place and stead to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment, and to deliver the same as such.

The Chevy
Chase Land Co. of
Montgomery Co.
Maryland.

✓✓✓ THE CHEVY CHASE LAND COMPANY, OF
MONTGOMERY COUNTY, MARYLAND.

By, - Edward J. Stellwagen

Attest.

Vice President.

Herbert Claude

Secretary

District of Columbia, to wit:-

I, Albert W. Sioussa a Notary Public in and for the said District of Columbia, do hereby certify that Harold E. Doyle, who is personally well known to me to be the person named as Attorney in Fact in the foregoing and annexed Deed, dated the 10th day of April 1909, to acknowledge the same, personally appeared before me in the said District of Columbia, and as Attorney in fact as aforesaid, and by virtue of the power and authority in him vested by the aforesaid deed, acknowledged the same to be the act and deed of the said The Chevy Chase Land Company, of Montgomery County, Maryland, and delivered the same as such.

Given under my hand and seal this 10th day of April A.D. 1909.

Albert W. Sioussa
Notary Public
District of Columbia
Commission expires
May 27, 1913.

Albert W. Sioussa

Notary Public, D.C.

Examined

*Mailed to
Grantie*

3rd & N. St. N.W.

Wash. D.C.

Apr. 24, 1909

#####

At the request of Henry W. Offutt the following Deed was recorded April 14th

A.D. 1909 at 9.32 o'clock A.M., to wit.

THIS DEED, Made this 13th day of April in the year of our Lord one thousand nine hundred and nine by and between George E. Howard and Amelia J. Howard, his wife, both of the City of Washington, District of Columbia, parties of the first part, and Henry W. Offutt, of the City of Washington, District of Columbia, party of the second part.

WITNESSETH, That in consideration of ten and no/100 dollars the said parties of the first part do grant and convey unto the said Henry W. Offutt party of the second part, his heirs and assigns, in fee simple, all that piece or parcel of land or ground situate, lying and being in Montgomery County, State of Maryland, and being described as follows, to wit:-

All of lot numbered five (5) in Block numbered one of that Subdivision of a tract of land formerly known as "Friendship", said subdivision being now known as "Friendship Heights" as shown by a plat of said Subdivision made by William J. Latimer, Surveyor in

Examined

Mailed to

Grantie

Small Pass

Ind.

Apr. 24, 1909

Examined

At the request of Mary Stella Heister the following Deed was recorded September 12th A.D. 1908 at 9 o'clock A.M., to wit.

THIS INSTRUMENT, Made this 24th day of July A.D. 1908;

WITNESSETH, That The Chevy Chase Land Company, of Montgomery County, Maryland, (a corporation duly organized under and by virtue of the laws of the State of Maryland), party hereto of the first part, for and in consideration of two thousand (2,000) dollars, in current money of the United States, to it paid by Mary Stella Heister, of the District of Columbia, party hereto of the second part, receipt of which, at the delivery hereof, is hereby acknowledged, doth grant and convey unto and to the use of the said Mary Stella Heister, her heirs and assigns, the following described land and premises, with the easements and appurtenances thereto belonging, viz:

All that piece or parcel of land, situate, lying and being in Montgomery County, in the State of Maryland, and fronting on the North side of Primrose Street as extended, said street being shown by a plat of the subdivision made by The Chevy Chase Land Company, of Montgomery County, Maryland, known as Section Two, "Chevy Chase", as recorded in Liber J.A. No. 36, Folio 61, of the Land Records of said Montgomery County, Maryland, and contained within the following notes and bounds, viz:

BEGINNING for the same at a point in the North line of said Primrose Street as extended, distant fifty nine and 05/100 (59.05) feet West of the intersection of the said North line of Primrose Street as extended and the West line of Brookville Road, and running thence North and at right angles to said Street, one hundred and twenty five (125) feet; thence West and parallel with said street seventy (70) feet; thence South one hundred and twenty five (125) feet to the North line of said Street; and thence East along and with the North line of said Street seventy (70) feet to the place of beginning; containing eighty seven hundred and fifty (8750) square feet of land.

To Have and To Hold the said land and premises, with the easements and appurtenances, unto and to the use of the said Mary Stella Heister, party of the second part, her heirs and assigns, in fee simple.

In Consideration of the execution of this deed, the said party of the second part, for herself and for her heirs and assigns, hereby covenants and agrees with the said party of the first part, its successors and assigns (such covenants and agreements to run with the land and to be for the mutual benefit of all portions of the Section of the subdivision of which the land hereby conveyed forms a part) as follows:

1. All houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively, except stables, carriage houses, sheds, or other outbuildings, for use in connection with such residences, and no trade, business, manufacture or sales or nuisance of any kind shall be carried on or permitted upon said premises.

2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises, and no stable shall be erected except on the rear of said premises. In the case of corner lots any line bordering upon any street, avenue, or parkway shall be considered a front line.

3. That no house shall be erected on said premises at a cost less than three thousand (\$3,000) dollars.

4. That any house erected on said premises shall be designed for the occupancy of a single family, and no part of any house or of any structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of lot hereby conveyed, nor within ten (10) feet of the nearest adjacent house, except that houses in pairs may be erected on said lot, the outer walls of such double houses to be not less than five (5) feet from side lines of said lot.

5. That a violation of any of these covenants and agreements may be enjoined and the same enforced at the suit of "The Chevy Chase Land Company, of Montgomery County, Maryland" its successors and assigns (assigns including any person deriving title mediately or immediately to any lot or square, part of lot or square, of said Section Two from said Company.)

And the said party of the first part hereby covenants that it will warrant specially the property hereby conveyed and will execute such further assurances of said land as may be requisite.

And the said party of the first part hereby constitutes and appoints Harold E. Doyle its true and lawful attorney, irrevocable for it and in its name, place and stead, to acknowledge these presents as its act and deed before any person or officer duly authorized to take such acknowledgment.

In testimony whereof on the day and year first hereinbefore written, The Chevy Chase Land Company, of Montgomery County, Maryland, has caused these presents to be signed, with its corporate name by Edward J. Stellwagen, its Vice-President, attested by Herbert Claude, its Secretary, and its Corporate seal to be hereunto affixed.

The Chevy
Chase Land Co. of
Montgomery Co.
Maryland.

Attest.

Herbert Claude
Secretary.

THE CHEVY CHASE LAND COMPANY, OF
MONTGOMERY COUNTY, MARYLAND, By
Edward J. Stellwagen
Vice-President.

District of Columbia, to wit:-

I hereby certify that on this twenty fourth day of July A.D. 1908, before the subscriber, a Notary Public in and for the District of Columbia, personally appeared Harold E. Doyle, attorney in fact for The Chevy Chase Land Company, of Montgomery County, Maryland, and acknowledged the foregoing deed to be the act of the said Company.

In testimony whereof, I have hereunto affixed my official seal, this 24th day of July A.D. 1908.

Albert W. Sioussa
Notary Public
District of Columbia
Commission expires
May 27, 1913.

Albert W. Sioussa,
Notary Public, D.C.

Examined

*Filed to
J. P. Jones & Co.
Wash. D.C.
Sept. 22, 1908
per Jones*

[illegible]

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This record double recording and monitoring, represents the comprehensive monitoring practices as they were controlled. All other comprehensive monitoring practices were duplicated for the reported period during 12/20/2000. Management plans or subsequent approved revisions.

_____ DATE _____

_____ INITIALS _____

_____ FIELD CHECK OF RECORD DRAINING BY WQMS INSPECTOR _____

_____ DATE _____

_____ NAME/POSITION/ SIGNATURE _____

ALL OUTRIGGER AREAS MUST BE TOWNEED FOR THE MONTGOMERY COUNTY STANDARDS AND SPECIFICATIONS FOR TOPSOIL, PRIOR TO FINAL VEGETATIVE STABILIZATION. SPECIFICATIONS ARE SHOWN ON SHEET TWO.

[illegible]

27 PRIMROSE STREET
LOT 15 AND PT. LOT 16, BLOCK 58
CHEVY CHASE, SECTION TWO
CHEVY CHASE VILLAGE
BUILDING PERMIT SITE PLAN,
STORMWATER MANAGEMENT PLAN,
AND SEDIMENT CONTROL PLAN (BASE)
PERMIT NO.

ALEX AND KRISTY STERNHELL
4401 RIVER ROAD, NH
WASHINGTON, DC 20016
(202) 299-8399
alex@alexandkristysternhell.com

ARCHITECT

DAVID JONES ARCHITECTS
155A CONNECTICUT AVENUE, NW
WASHINGTON, DC 20004
(202) 333-1200 PHONE
(202) 333-7044 FAX
info@davidjonesarchitects.com

TECHNICAL REQUIREMENTS	
NO	DATE
NO	DATE

ADMINISTRATIVE REQUIREMENTS	
NO	DATE
NO	DATE

BUDGET CONTROL POINT NUMBER	
NOTE:	
APPROVAL OF THIS PLAN WILL BE REQUIRED ONE YEAR FROM THE DATE OF THE PRESENTATION OF THE PLAN TO THE BOARD OF DIRECTORS. THE POINT HAS EXTENDED.	

...NEGATE THE NEED OF A
MUNICIPAL ACCESS PERMIT

EXISTING FEATURE

EX. SPIDER LINE WITH GLANDOUT EX. POWER CHAINWIRE AND PIVOT EX. HOLLOW LINE WITH VALVE EX. AIR LIFT WITH VALVE EX. OVERSIZED UTILITY HOOT POLE EX. TWO- AND TEN-FOOT CONTAINERS EX. SPOT ELEVATION EX. DARK LINK FENCE EX. WHITE FENCE EX. WOOD FENCE	 A B C D E F G H I J K L M N O P Q R S
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EXISTING & REMOVED TO BE CONSIDERED
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